

**Important Notes 重要提示**

- 1 Manulife Global Fund – Global Property Fund (the "Fund") invests primarily in real estate investment trusts of U.S. and non-U.S. companies, asset-backed securities and mortgage-backed securities, which may involve equity market, sector and geographical concentration, real estate, small cap, structured product, liquidity, volatility, credit downgrade and currency risks.
- 2 Investment involves risk. The Fund may expose its investors to capital loss. Investors should not base on this material alone to make investment decisions and should read the offering document for details, including the risk factors, charges and features of the Fund and its share classes.
- 1 宏利環球基金 – 環球房地產基金（「本基金」）主要投資於美國及非美國公司的房地產投資信託基金、資產支持證券及抵押擔保證券，可能涉及股票市場、行業及地域集中、房地產、小型公司、結構產品、流動性、波動性、信用降級及貨幣風險。
- 2 投資涉及風險。本基金的投資者或須承受資本虧損。投資者不應只單靠本資料而作出投資決定，而應仔細閱讀銷售文件，以獲取詳細資料，包括本基金及其股份類別之風險因素、收費及產品特點。

Fund prices may go down as well as up. Past performance information presented are not indicative of future performance. Investor has his/her own personal investment objectives, investment products may not be suitable for everyone.

基金價格可跌亦可升，過往業績數據並非未來業績的指標。投資者的目標各有不同，投資產品未必適合所有投資者。

This material has not been reviewed by the Securities and Futures Commission.

證券及期貨事務監察委員會並未有審閱此文件。

Issued by Manulife Investment Management (Hong Kong) Limited.

由宏利投資管理（香港）有限公司刊發。

Information as of 資料截至 2020/02/29

## Investment Objective 投資目標

This Fund is an equity fund which is primarily designed to provide medium to long-term capital growth with the secondary goal of generating income. At least 70% of this Fund's net assets will be invested in real estate securities, primarily real estate investment trusts of U.S. and non-U.S. companies. Real estate securities refer to securities of companies which derive a significant portion of their earnings from the development or management of real estate situated in the U.S. and non-U.S. countries. The investment instruments of the portfolio include, but not limited to, North American REITs, non-U.S. REITs, equity and equity related securities of real estate companies and non-real estate companies, corporate bonds, short-term debt securities, cash and deposits.

本基金是主要旨在提供中長線資本增長的股票基金，其次要目標才是產生收入。本基金會將其最少70%的淨資產投資於房地產證券，主要為美國及非美國公司的房地產投資信託基金(「REITs」)。房地產證券指其收益相當大部分來自發展和管理位於美國及非美國的國家的房地產公司的證券。投資組合的投資工具包括但不限於北美REITs、非美國REITs、房地產公司及非房地產公司股票及股票相關證券、企業債券、短期債務證券、現金及存款。

## Fund Information 基金資料

Investment Manager 投資管理人	Manulife Investment Management (US) LLC		
Launch Date (YYYY/MM/DD) 發行日期	2007/01/29		
Launch Price (per share) 發行價格(每股)	USD 1.00		
Base Currency 基礎貨幣	USD 美元		
Available Class(es) and their Bloomberg/ISIN Code 可選擇之類別及其彭博/ISIN編號	Bloomberg Ticker 彭博編號	ISIN Code ISIN編號	
Class AA (USD) AA(美元)類別	MGGLPAU	LU0278409221	
Class AA (HKD) AA(港元)類別	MGBPAAH	LU1077377312	
Fund Size 基金規模	USD 11.76 million 百萬		
Initial Charge 初次收費	Up to 5.00% 最多達5.00%		
Redemption Charge 贖回費	Nil 不適用		
Switching Charge 轉換費	Up to 1.00% 最多達1.00%		
Management Fee* 管理費*	1.75% per annum of the NAV of this fund 每年本基金資產淨值的 1.75%		
Minimum Initial Investment 最低初次投資額	HKD 20,000		
Minimum Subsequent Investment 最低其後投資額	HKD 1,000		
Net Asset Value (NAV) Per Share 每股資產淨值	USD 1.0274 (Class AA (USD) AA(美元)類別)		
Benchmark 基準指數	S&P Developed Property Total Return Index 標普已開發市場地產總回報指數		
Standard Deviation (3 Years) 標準差(三年)	11.27%		

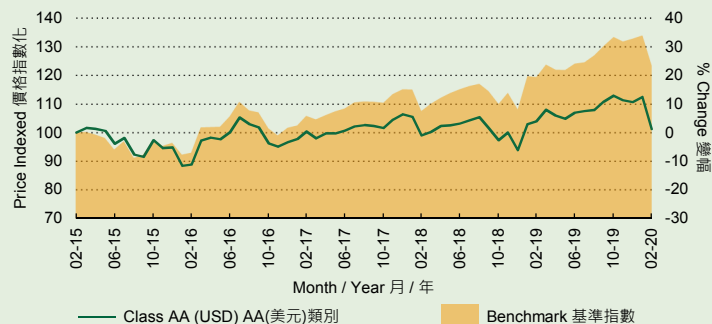
## Calendar Year Performance 年度表現

	2019	2018	2017	2016	2015
Class AA (USD) AA(美元)類別	17.93%	-11.77%	10.03%	2.02%	-3.24%
Benchmark 基準指數	22.85%	-6.05%	13.23%	5.37%	0.87%

## Cumulative Performance 累積表現

	YTD 年初至今	3 months 三個月	1 yr. 一年	3 yrs. 三年	5 yrs. 五年	Since Launch 成立至今
Class AA (USD) AA(美元)類別	-8.49%	-9.02%	-2.60%	0.94%	1.24%	18.87%
Benchmark 基準指數	-7.16%	-6.41%	3.26%	16.55%	23.29%	49.12%

## 5-Year Cumulative Performance 五年累積表現



## Top Holdings 主要持有證券

Prologis, Inc.	4.72%
Simon Property Group, Inc.	3.73%
Digital Realty Trust, Inc.	3.12%
AvalonBay Communities, Inc.	2.32%
Mitsubishi Estate Company, Limited	2.13%
Essex Property Trust, Inc.	1.99%
Mitsui Fudosan Co., Ltd.	1.99%
Welltower, Inc.	1.95%
Link Real Estate Investment Trust	1.95%
Ventas, Inc.	1.72%

Geographical Breakdown~  
地區分佈~

United States 美國	53.42%
Japan 日本	11.33%
Australia 澳洲	6.60%
Hong Kong 香港	5.51%
Singapore 新加坡	4.26%
Germany 德國	4.11%
United Kingdom 英國	3.39%
Canada 加拿大	3.26%
Others 其他	5.60%
Cash & Cash Equivalents 現金及現金等值資產	2.52%

Sector Breakdown~  
類別分佈~

Equity REITs 房地產股票投資信託	80.41%
Real Estate Management & Development 房地產管理與開發	14.96%
Mortgage REITs 房地產按揭投資信託	2.11%
Cash & Cash Equivalents 現金及現金等值資產	2.52%

Source: Manulife Investment Management (US) LLC and Manulife Investment Management (Hong Kong) Limited unless otherwise indicated. All the performance figures are on NAV to NAV basis, in base currency with dividends reinvested. The sourced information contained herein is not warranted to be accurate, complete or timely. Neither Manulife Investment Management (Hong Kong) Limited nor any of its affiliates are responsible for any damages or losses arising from any use of this information. 資料來源：Manulife Investment Management (US) LLC及宏利投資管理(香港)有限公司或另有說明。所有的業績數據以資產淨值對資產淨值及基礎貨幣計算，股息再投資。本文件內所提供的資料並未就其準確性、完整性、及時間性作出保證。宏利投資管理(香港)有限公司及其任何聯繫公司均不負責任何因使用該等資料而引致的損害及損失。

Management Fee may be increased to a maximum of 6% of the Net Asset Value of the relevant Fund by giving not less than three months' prior notice of the proposed increase to the Depositary and to the Shareholders of the relevant Fund. Please refer to the Fund prospectus for details. 管理費可增加到最高為有關基金的資產淨值的6%，但須就擬作出的增加給予存管處及有關基金的股東至少三個月的事先通知。詳情請參閱本基金的基金章程。

Due to rounding, the total may not be equal to 100%. A negative percentage, if any, represents a short position in the portfolio for hedging/cash flow management purposes. Please refer to offering document of the Fund for details. 數字經修整後，總計可能並不相等於100%。負數百分比(如有)代表投資組合為了對沖或現金流管理而持有短倉。有關詳情請參閱本基金之銷售文件。

This fund does not directly invest in real estate or property. This fund invests in a single sector and structured products, which may involve concentration, volatility, liquidity, down-grading and currency risks. Investors may potentially expose to capital loss. 本基金並非直接投資於房地產。本基金投資於單一行業及結構產品，可能涉及集中性、波動性、流動性、調低評級及貨幣風險。投資者或須承受資本虧損。